



Office of Tom J. Bordonaro, Jr., County Assessor

For Assessor's Use Only

1055 Monterey Street, Suite D360
San Luis Obispo, CA 93408
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CLAIM FOR NEW CONSTRUCTION EXCLUSION

READ CAREFULLY BEFORE SIGNING

THIS FORM MUST BE FILED WITH THE ASSESSOR PRIOR TO, OR WITHIN
30 DAYS OF THE DATE OF COMMENCEMENT OF CONSTRUCTION

I. RECEIPT OF CLAIM FOR NEW CONSTRUCTION EXCLUSION AND NOTICE OF OCCUPANCY OR UNRECORDED CONTRACT:

The Assessor will acknowledge receipt of the Claim for New Construction Exclusion, notice of occupancy or unrecorded transfer. Retain these receipts as proof of having informed the Assessor's office of your intent. Contact our office if you do not receive acknowledgement within 10 working days.

II. GENERAL INFORMATION & REQUIREMENTS:

This exclusion applies only to new construction on the supplemental tax roll. It will not apply to supplemental assessments generated by a change of ownership or to any improvements assessed as of January 1st, for the annual property tax bills.

Section 75.12 of the California Revenue and Taxation Code provides that any real property on which new construction is completed and which qualifies for the exclusion under Section 75.12, shall not be added to the supplemental roll until the date that the property, in whole or in part...

- (a) changes ownership,
- (b) is rented or leased, (or)
- (c) is occupied or otherwise used by the owner or with the owner's consent except as a model home or other use that is pertinent to the marketing of the property, whichever comes first.

This exclusion applies only if the owner notifies the Assessor in writing, prior to, or within 30 days of the date of commencement of construction.

Per Property Tax Rule 463.5, "Commencement of construction means the performance of physical activities on the property which results in changes which are visible to any person inspecting the site and are recognizable as the initial steps for the preparation of land or the installation of improvements or fixtures. Such activities include clearing and grading land, layout of foundations, excavation of foundation footing, fencing the site, or installation of temporary structures. Such activities also include the severance of existing improvements or fixtures."

III. PENALTY INFORMATION: R&T Sections 75.12 (e) & (f)

The owner of any real property granted this exclusion shall notify the Assessor within 45 days of the earliest date that any of the following occur:

- (a) The property changes ownership or is subject to an unrecorded contract of sale.
- (b) The property is rented or leased.
- (c) The property is occupied and the occupancy of the property is other than as a model home or any use pertinent to the marketing of the property.

It is recommended that you supply information regarding occupancy or unrecorded transfers in writing within 45 days.

Failure to notify the Assessor within the prescribed time period shall result in a penalty of one hundred dollars (\$100) or 10% of the taxes applicable of the new base year value, whichever is greater, not to exceed two thousand five hundred dollars (\$2,500).

OWNERSHIP INFORMATION: (Please print)

Real Property Owner: _____

D.B.A.: _____

Mailing Address: _____

Telephone Number (8:00 a.m. - 5:00 p.m.): _____

PROPERTY INFORMATION: (Indicate the Assessor's Parcel Number and/or legal description for each property you are claiming an exclusion on.)

<u>ASSESSMENT NUMBER</u>	<u>LOT</u>	<u>BLOCK</u>	<u>TRACT</u>	<u>ASSESSMENT NUMBER</u>	<u>LOT</u>	<u>BLOCK</u>	<u>TRACT</u>
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

STATEMENTS:

I am the owner of the property described herein. I will commence construction on this property on _____.
Date

I currently offer, or intend to offer, the property for sale or other change in ownership and do not intend to rent, lease, occupy, or otherwise use the property, except as model homes or other use that is pertinent to the marketing of the property.

I request exclusion from Supplemental Assessment of the new construction that is to be erected on the real property described herein, in accordance with the provisions of Section 75.12 of the Revenue and Taxation Code.

I understand that should the real property on which the exclusion is allowed undergo a complete or partial change in ownership during the course of the new construction, the value of the transferred newly constructed real property would be subject to a supplemental assessment. If the transferee of that real property desires and qualifies for an exclusion from Supplemental Assessment for new construction subsequent to the transfer, separate application must be made prior to the commencement of the additional new construction.

I certify (or declare) under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Executed at _____ this _____ day of _____, 20 _____

Signature: _____
(Please circle: Owner/Co-Owner/Contract Purchaser)

Note: Only the owner or a co-owner of the above-described property (including a purchaser under contract of sale) may sign.

If you are buying this property under an unrecorded contract of sale, you must attach a copy to the claim.